

**SITE DATA:**  
 DEVELOPER: LTS HOMES LLC  
 SITE ADDRESS: T 513 3 POINT GARDEN ROAD  
 CROSS TRACT AREA: 10.48 ACRES  
 EXISTING USE: UNDEVELOPED LAND  
 PROPOSED USE: RESIDENTIAL SUBDIVISION

**RECORD OWNERS:**  
 LTS HOMES LLC  
 815 SEVEN BRIDGE ROAD,  
 EAST STROUDSBURG, PA 18301  
 PARCEL: 16.92443  
 MAP NUMBER: 1673110393355

**GENERAL NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW A MAJOR SUBDIVISION DEPICTING 7 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.
- PENNDOT AVAILABLE SIGHT DISTANCES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
- THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
- ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.
- CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF EXISTING SANITARY SEWER.

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	RIGHT-OF-WAY LINE
SETBACK LINE	EDGE OF PAVEMENT
BUILDING	CURB
TREE LINE	INLET
SANITARY SEWER	SANITARY MANHOLE
SANITARY LATERAL	WATER LINE
WELL	WATER HYDRANT
GAS LINE	TELEPHONE LINE
OVERHEAD WIRE	UTILITY POLE
BUFFER LINE	SIDEWALK
FENCE LINE	SOIL BOUNDARY
SOIL TYPE	15-25% SLOPES
25%+ SLOPES	DRIVEWAY

**Soils Table**

KEY	SOIL NAME	HYDROLOGIC SOIL GROUP	SLOPES	ERODIBILITY	HYDRIC COMPONENT
MbB	MARDIN VERY STONY SILT LOAM	D	0% TO 8%	MINIMAL	Y
BeB	BENSON-ROCK OUTCROP COMPLEX	D	0% TO 8%	MINIMAL	D
BeC	BENSON-ROCK OUTCROP COMPLEX	D	8% TO 25%	MINIMAL	D

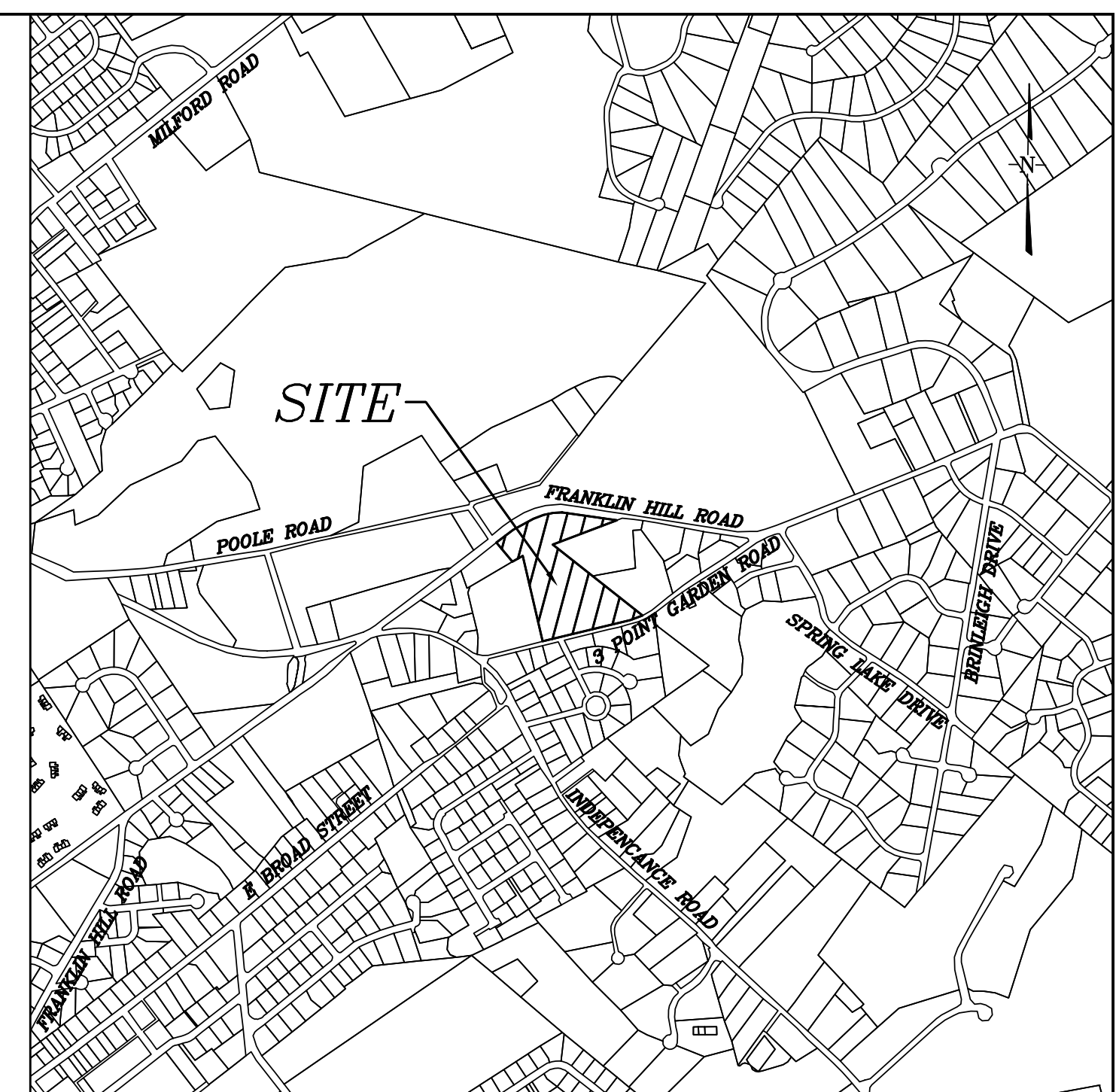
**IMPERVIOUS COVERAGE**

PER LOT	MAX. REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	TOTAL
% IMPERVIOUS	25%	8.62%	9.07%	13.52%	8.07%	18.91%	18.49%	6.32%	9.73%

**APPROVAL/REVIEW BLOCKS:**

SMITHFIELD TOWNSHIP ENGINEER  (TOWNSHIP ENGINEER)  (DATE)	REVIEWED BY MONROE COUNTY PLANNING COMMISSION  (COUNTY PLANNING COMMISSION STAFF PERSON)  (DATE)
---	--

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS MONROE COUNTY, PENNSYLVANIA ON 20... IN MAP BOOK INSTRUMENT #...



**LOCATION MAP**  
 SCALE: 1" = 1000'

**REVISION STATEMENT:**  
 I/WE MAKE THIS STATEMENT BEING DULY SWORN ACCORDING TO THE LAW. I/WE STATE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN WILL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO CONSTRUCTION. A REVISED EROSION AND SEDIMENT CONTROL PLAN WILL ALSO BE SUBMITTED TO MONROE COUNTY CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

**APPLICANT SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**OWNERS SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**SEQUENCE OF PCSM BMP INSTALLATION**  
 1. INSTALL LEVEL SPREADER  
 2. INSTALL RAIN GARDENS

**RESPONSIBLE ENTITY FOR PCSM O&M:**  
 ALL PCSM BMPS SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER.

**AFTER MAINTENANCE ACTIVITIES ARE PERFORMED, THE BARE SOIL AREAS SHALL BE IMMEDIATELY STABILIZED WITH TOPSOIL, PERMANENT SEED, FERTILIZED AND MULCHED.**

**IDENTIFICATION OF CRITICAL STAGES**  
 CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNER SHALL BE PRESENT ON SITE:  
 1. INSTALLATION OF LEVEL SPREADER.  
 2. INSTALLATION RAIN GARDENS.  
 3. PLACEMENT OF VEGETATION AND MEDIA (AS NECESSARY)

**PCSM PLAN NOTES**  
 1. SITE RELEASE RATES SHALL BE IN ACCORDANCE WITH §26-225.1, DISTRICT A.  
 2. INFILTRATION TESTING SHALL BE REQUIRED IN ACCORDANCE WITH §26-225.1.A. AND PADEP REQUIREMENTS.  
 3. AN ADDITIONAL IMPERVIOUS AREA ALLOWANCE OF 500 SF WAS INCLUDED WITHIN THE STORMWATER CALCULATIONS AND BMP SIZING FOR EACH LOT.

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF POST-CONSTRUCTION STORMWATER MANAGEMENT BMP ALTERATION:**  
 I (WE) HEREBY CERTIFY THAT I (AM) (ARE) THE RECORD OWNER(S) OF THE PROPERTY SHOWN HEREON IN PEACEFUL POSSESSION, AND THAT NO PERSON SHALL INSTALL, CREATE, MODIFY, REMOVE, FILL, LANDSCAPE OR OTHERWISE ALTER OR PLACE ANY STRUCTURE OR VEGETATION IN ANY STORMWATER BMP OR WITHIN A DRAINAGE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

**DESIGN STORM PROPOSED CONDITIONS**

DESIGN STORM PROPOSED CONDITIONS	DESIGNED STORM EXISTING CONDITIONS
2-YEAR	1-YEAR
5-YEAR	5-YEAR
10-YEAR	10-YEAR
25-YEAR	25-YEAR
50-YEAR	50-YEAR
100-YEAR	100-YEAR

**FIGURE V-5 - MANAGEMENT DISTRICTS (DISTRICT A)**

NO.	DATE	REVISION	BY
2	11/4/24	REV. PER 8/1/24 TWP REVIEW & GENERAL REVISIONS	DJF
1	10/11/24	MCPG SUBMISSION	DJF

NAME AND TITLE	NAME AND TITLE

**Ott CONSULTING INC.**  
 CIVIL ENGINEERS • SURVEYORS  
 LANDSCAPE ARCHITECTS  
 GIS SERVICES

LEHIGH VALLEY OFFICE  
 P.O. BOX 386, EMMANUS, PA 18049  
 P: 610-928-4690 www.OttEng.com F: 610-928-4695

ALL DOCUMENTS PREPARED BY OTT CONSULTING INC. ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY. ANY REUSE WILL BE AT OWNER'S AND/OR THIRD PARTY'S RISK. THIS DOCUMENT HAS BEEN SEALED WITH EITHER A BLUE INK SEAL OR A RAISED CRIMP SEAL. UNAUTHORIZED ALTERATIONS MAY HAVE BEEN MADE TO THIS DOCUMENT IF A SEAL IS NOT PRESENT. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**"CALL BEFORE YOU DIG"**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - TOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1778

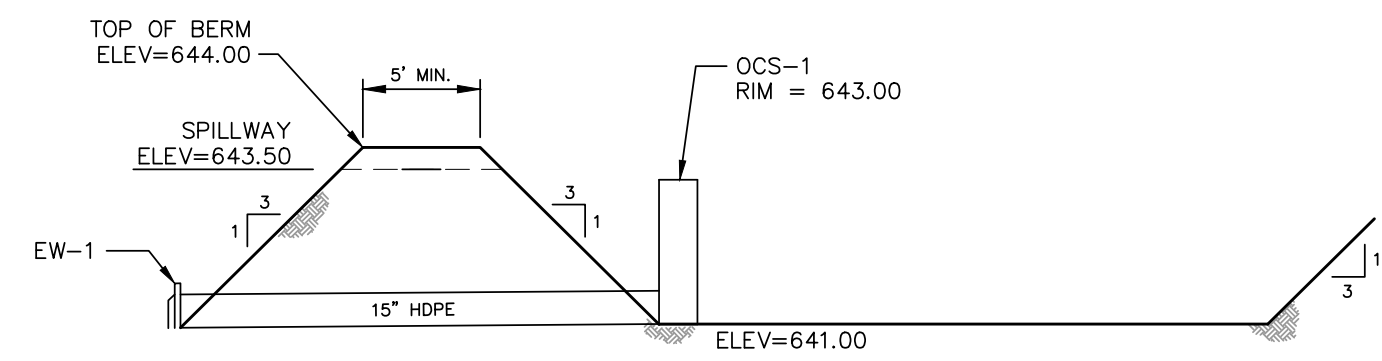
**LTS HOMES, LLC**  
 3 POINT GARDEN ROAD  
 TOWNSHIP OF SMITHFIELD  
 MONROE COUNTY, PENNSYLVANIA

**GRAPHIC SCALE**  
 1 INCH = 50 FT.

DRAWN BY: DJF	DATE: 06-28-24	PROJECT NO.: LTSI 2301	DRAWING NO.: C-9.1
APPROVED BY: JLO	SCALE: 1" = 50'	SHEET NO.: 1 OF 3	

**POST CONSTRUCTION STORM WATER MANAGEMENT PLAN**

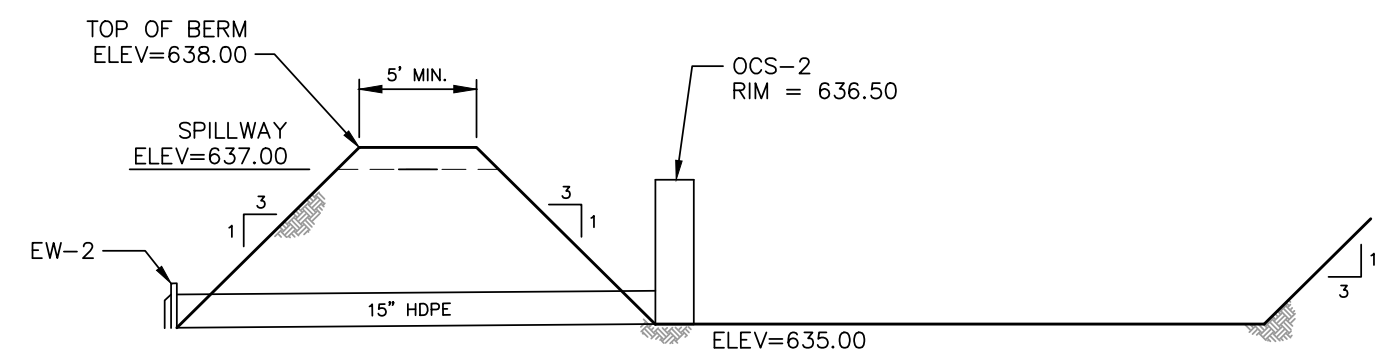




- NOTES:**
1. CONSTRUCT BERM A MINIMUM OF 6" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SOIL SETTLEMENT IN THE BERM.
  2. THE BOTTOM OF THE DETENTION BASIN SHALL BE GRADED PER THE CONTOURS SHOWN ON THE PLANS.

**RAIN GARDEN 1 CROSS-SECTION**

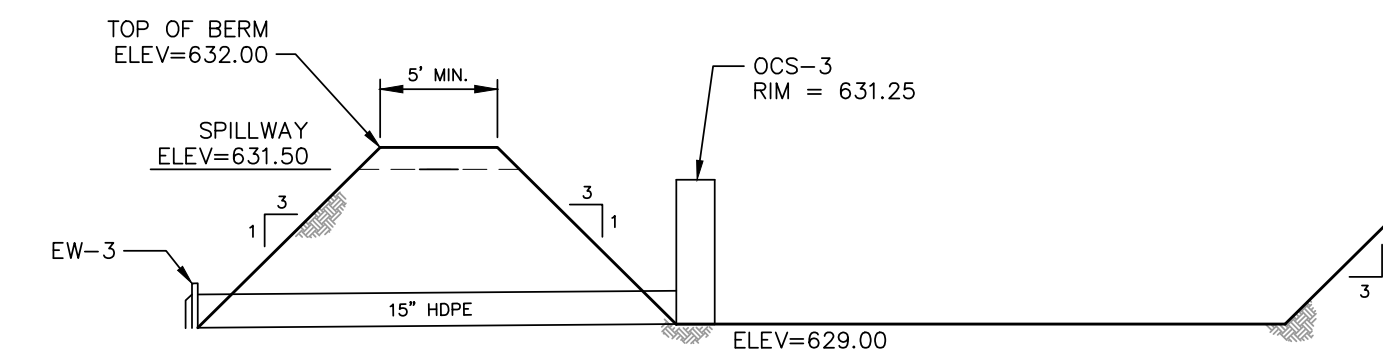
N.T.S.



- NOTES:**
1. CONSTRUCT BERM A MINIMUM OF 6" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SOIL SETTLEMENT IN THE BERM.
  2. THE BOTTOM OF THE DETENTION BASIN SHALL BE GRADED PER THE CONTOURS SHOWN ON THE PLANS.

**RAIN GARDEN 2 CROSS-SECTION**

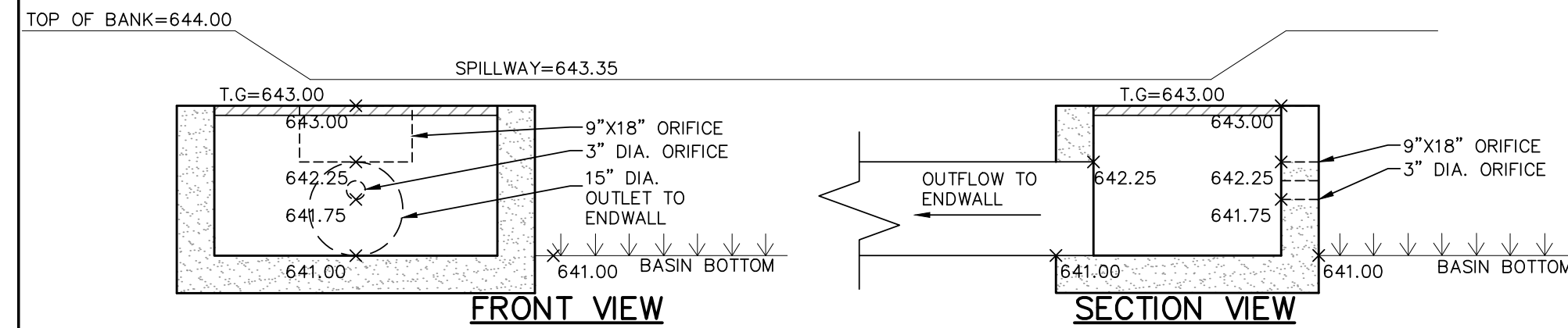
N.T.S.



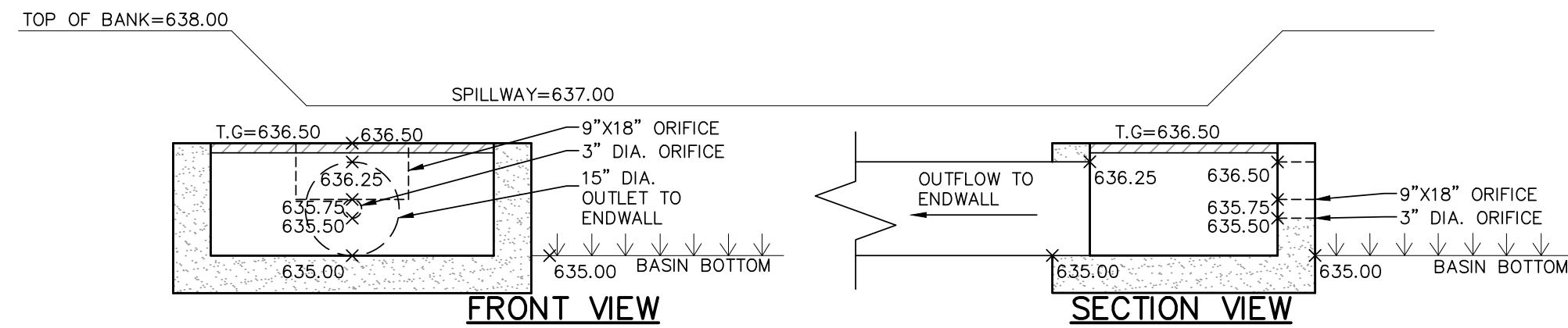
- NOTES:**
1. CONSTRUCT BERM A MINIMUM OF 6" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SOIL SETTLEMENT IN THE BERM.
  2. THE BOTTOM OF THE DETENTION BASIN SHALL BE GRADED PER THE CONTOURS SHOWN ON THE PLANS.

**RAIN GARDEN 3 CROSS-SECTION**

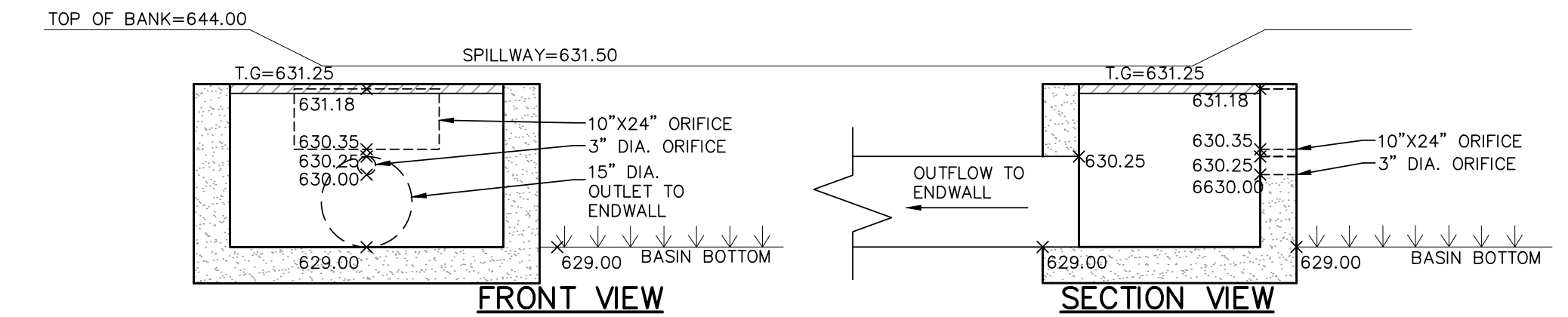
N.T.S.



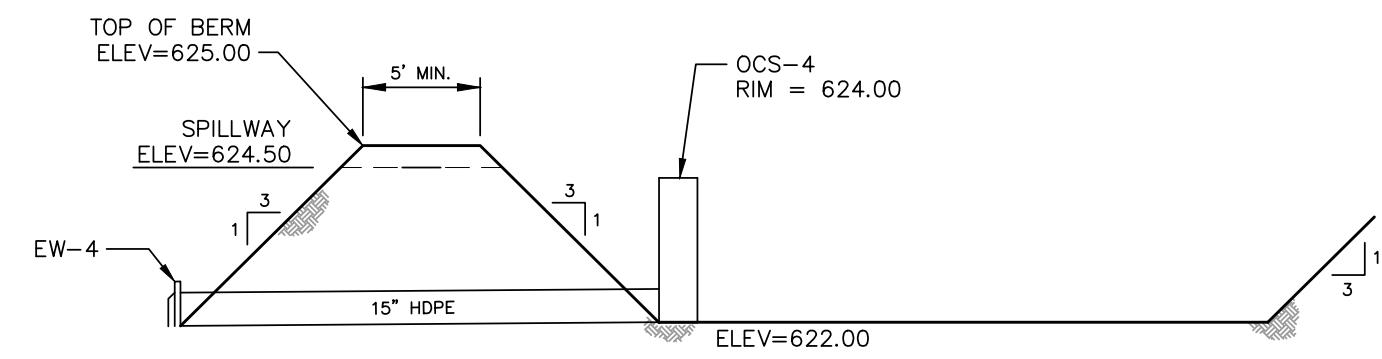
**TYPE M INLET/BOX  
OCS 1 DETAIL**  
SCALE: N.T.S.



**TYPE M INLET/BOX  
OCS 2 DETAIL**  
SCALE: N.T.S.



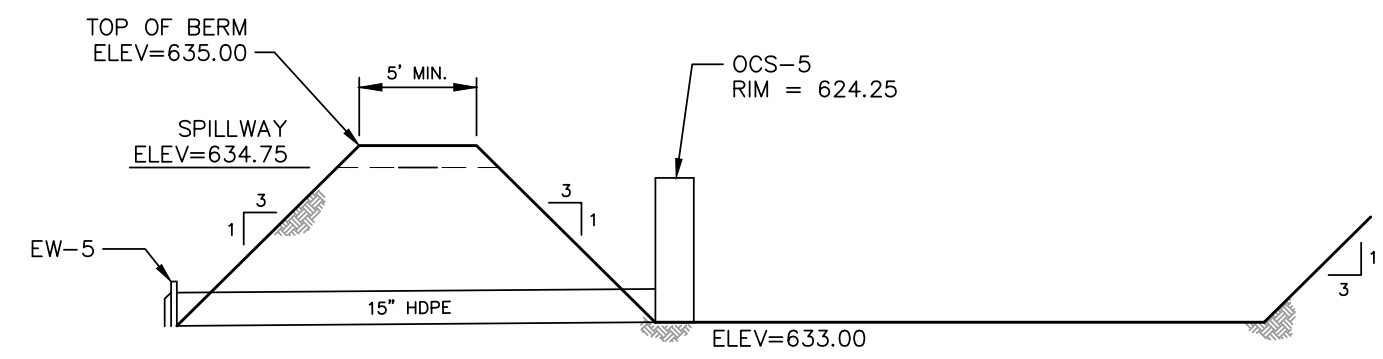
**TYPE M INLET/BOX  
OCS 3 DETAIL**  
SCALE: N.T.S.



- NOTES:**
1. CONSTRUCT BERM A MINIMUM OF 6" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SOIL SETTLEMENT IN THE BERM.
  2. THE BOTTOM OF THE DETENTION BASIN SHALL BE GRADED PER THE CONTOURS SHOWN ON THE PLANS.

**RAIN GARDEN 4 CROSS-SECTION**

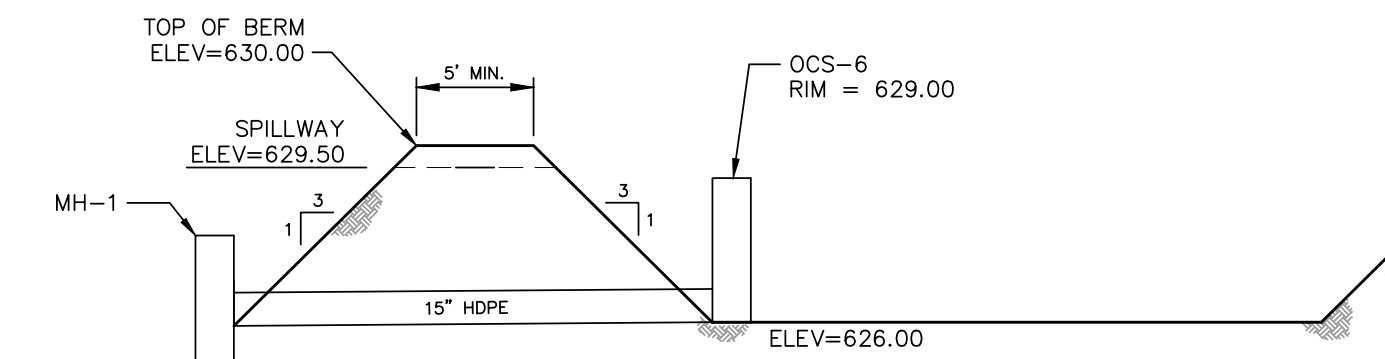
N.T.S.



- NOTES:**
1. CONSTRUCT BERM A MINIMUM OF 6" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SOIL SETTLEMENT IN THE BERM.
  2. THE BOTTOM OF THE DETENTION BASIN SHALL BE GRADED PER THE CONTOURS SHOWN ON THE PLANS.

**RAIN GARDEN 5 CROSS-SECTION**

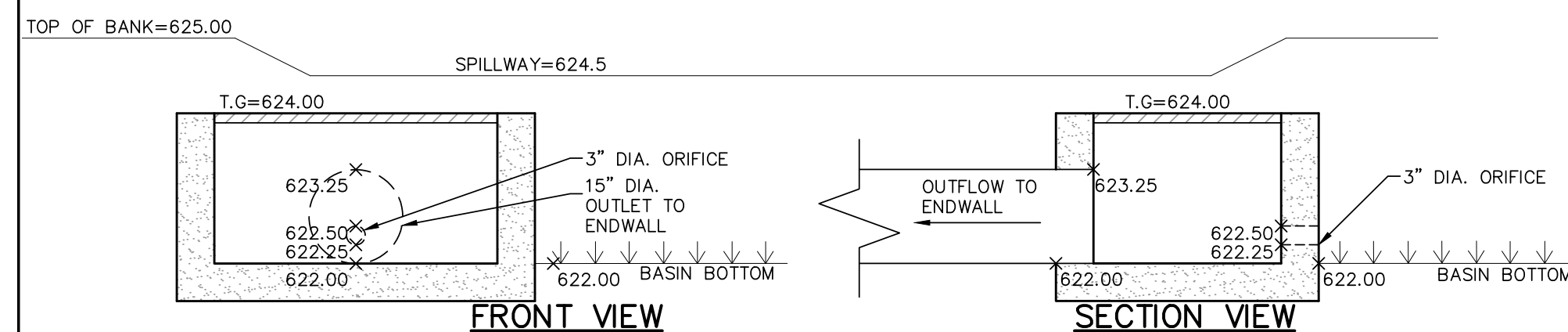
N.T.S.



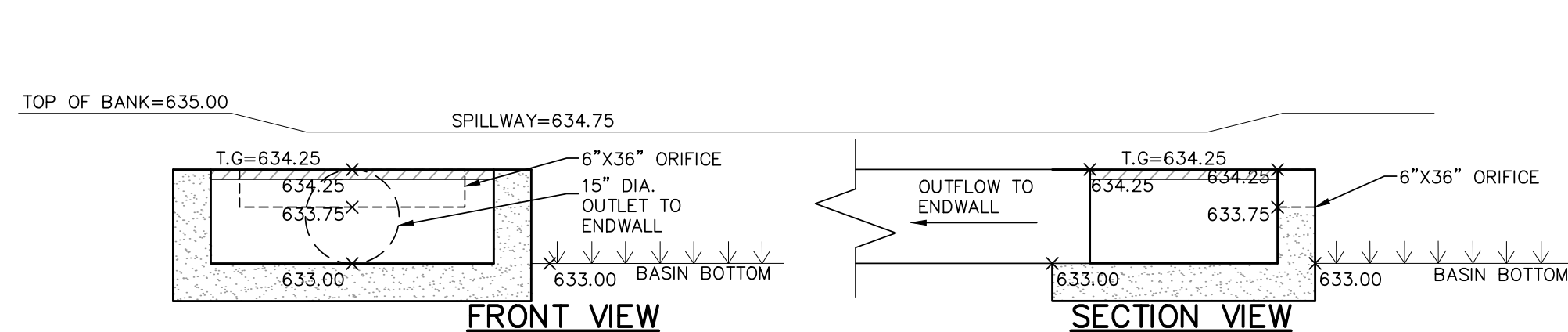
- NOTES:**
1. CONSTRUCT BERM A MINIMUM OF 6" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SOIL SETTLEMENT IN THE BERM.
  2. THE BOTTOM OF THE DETENTION BASIN SHALL BE GRADED PER THE CONTOURS SHOWN ON THE PLANS.

**RAIN GARDEN 6 CROSS-SECTION**

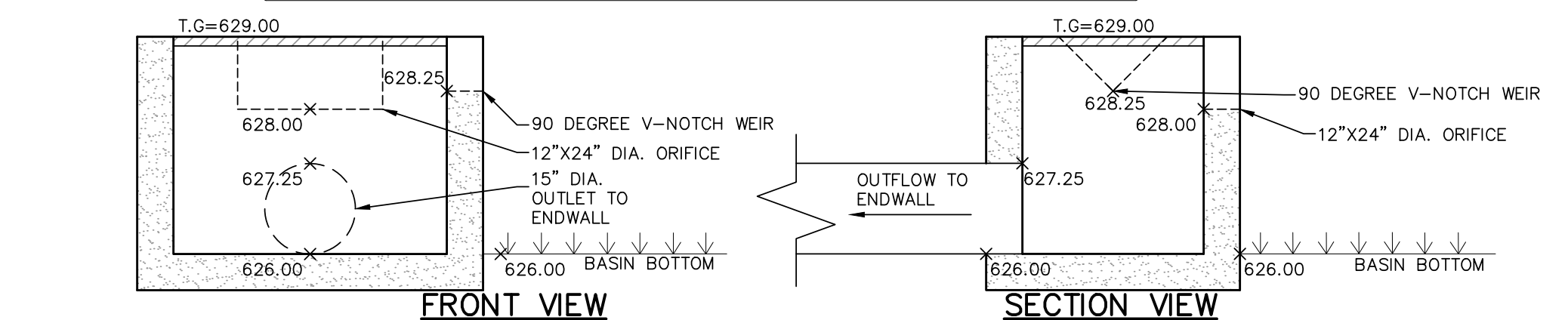
N.T.S.



**TYPE M INLET/BOX  
OCS 4 DETAIL**  
SCALE: N.T.S.

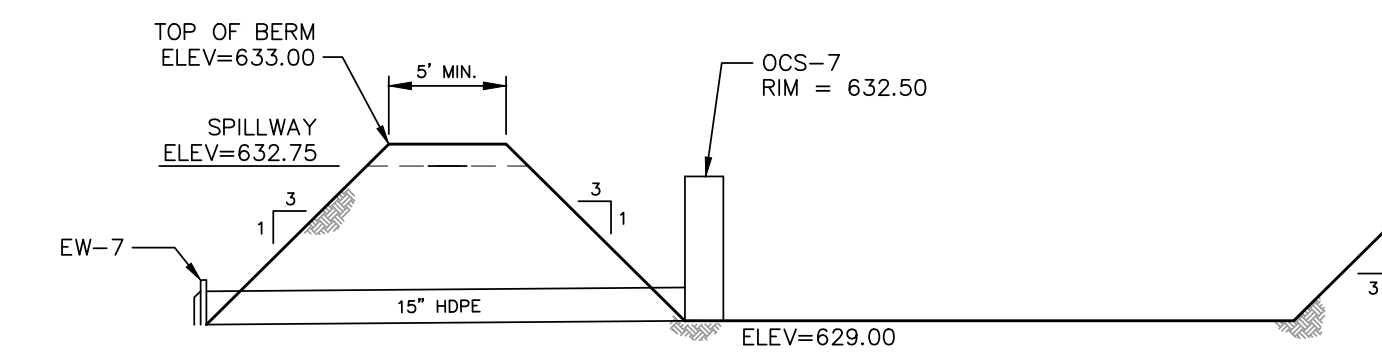


**TYPE M INLET/BOX  
OCS 5 DETAIL**  
SCALE: N.T.S.



**TYPE M INLET/BOX  
OCS 6 DETAIL**  
SCALE: N.T.S.

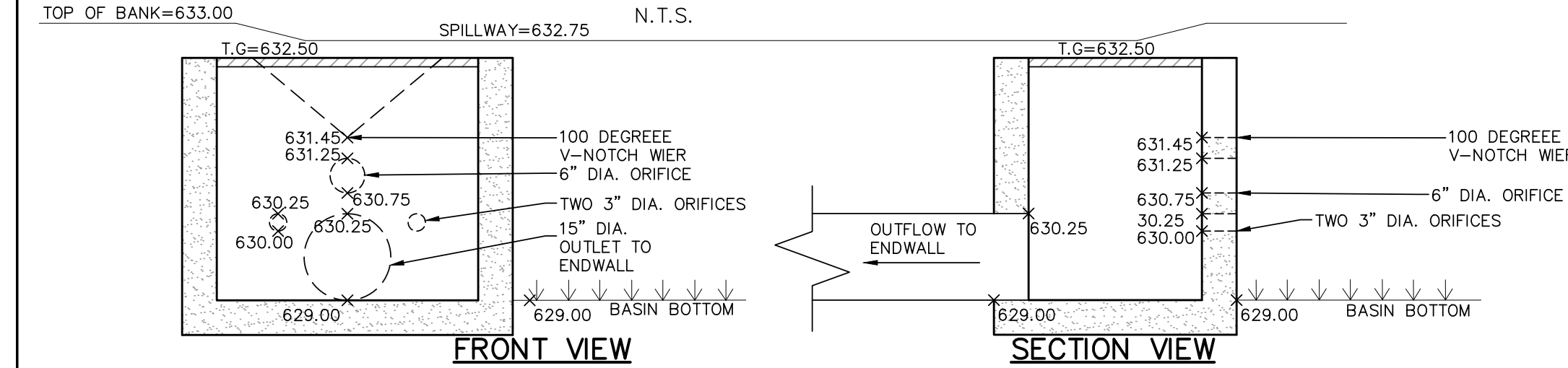
NO.	DATE	REVISION	BY
2	11/4/24	REV. PER 8/1/24 TWP REVIEW & GENERAL REVISIONS	D/JF
1	10/11/24	MPC SUBMISSION	D/JF
		REVISION	BY



- NOTES:**
1. CONSTRUCT BERM A MINIMUM OF 6" HIGHER THAN DESIGN ELEVATION TO ALLOW FOR SOIL SETTLEMENT IN THE BERM.
  2. THE BOTTOM OF THE DETENTION BASIN SHALL BE GRADED PER THE CONTOURS SHOWN ON THE PLANS.

**RAIN GARDEN 7 CROSS-SECTION**

N.T.S.



**TYPE M INLET/BOX  
OCS 7 DETAIL**  
SCALE: N.T.S.

**Ott CONSULTING INC.**  
CIVIL ENGINEERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
GIS SERVICES

LEHIGH VALLEY OFFICE  
P.O. BOX 386, EMMANUS, PA 18049  
P: 610-928-4690 www.OttEng.com F: 610-928-4695

**"CALL BEFORE YOU DIG"**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

**LTS HOMES, LLC**  
3 POINT GARDEN ROAD  
TOWNSHIP OF SMITHFIELD  
MONROE COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
D/JF	06-28-24	LTSI 2301	
APPROVED BY	SCALE	SHEET NO.	
JLO	AS NOTED	3 OF 3	

PCSM  
DETAILS PLAN

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER/SURVEYOR AND ARE SUBJECT TO INTELLECTUAL PROPERTY RIGHTS. REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL IN NO CIRCUMSTANCE BE ALLOWED WITHOUT THE EXPRESS PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF SUCH INTELLECTUAL PROPERTY RIGHTS.

C-9.3